

EXISTING CONDITIONS



The Irvington Presbyterian Church, located at 55 Johnson Avenue. Local architect Merritt Harrison was a congregation member and he designed the Gothic Revival structure. Photo taken in 1929. *From the Bass Photo Collection, Indiana Historical Society.*





Historic ceramic street name tiles line Pleasant Run Parkway. Set into the sidewalks, the tiles inform pedestrians of their location. Photo taken 2006. *Collection of the Indianapolis Historic Preservation Commission.*

PURPOSE

The purpose of this section is to give a snapshot view of the general conditions existing within the Irvington Historic Area at the time this plan was developed and adopted. Although many houses in Irvington and commercial buildings along Washington Street have been preserved and restored, some structures have yet to undergo rehabilitation. There are several non-contributing, non-historic buildings and a few vacant lots along Washington Street that may be redeveloped in the future. Such development is highly anticipated, especially since the neighborhood is undertaking the Washington Street Corridor Project and Washington Street was just designated a FOCUS corridor by the Local Initiative Support Corporation (LISC) in April of 2006. Documenting the existing conditions in Irvington will help measure the change that occurs in the future.

EXISTING LAND USE

The Irvington Historic Area contains approximately 1,867 parcels and 2,868 buildings. The parcels and structures represent an array of land uses from single family homes to light industrial, and vacant lots to commercial retail.

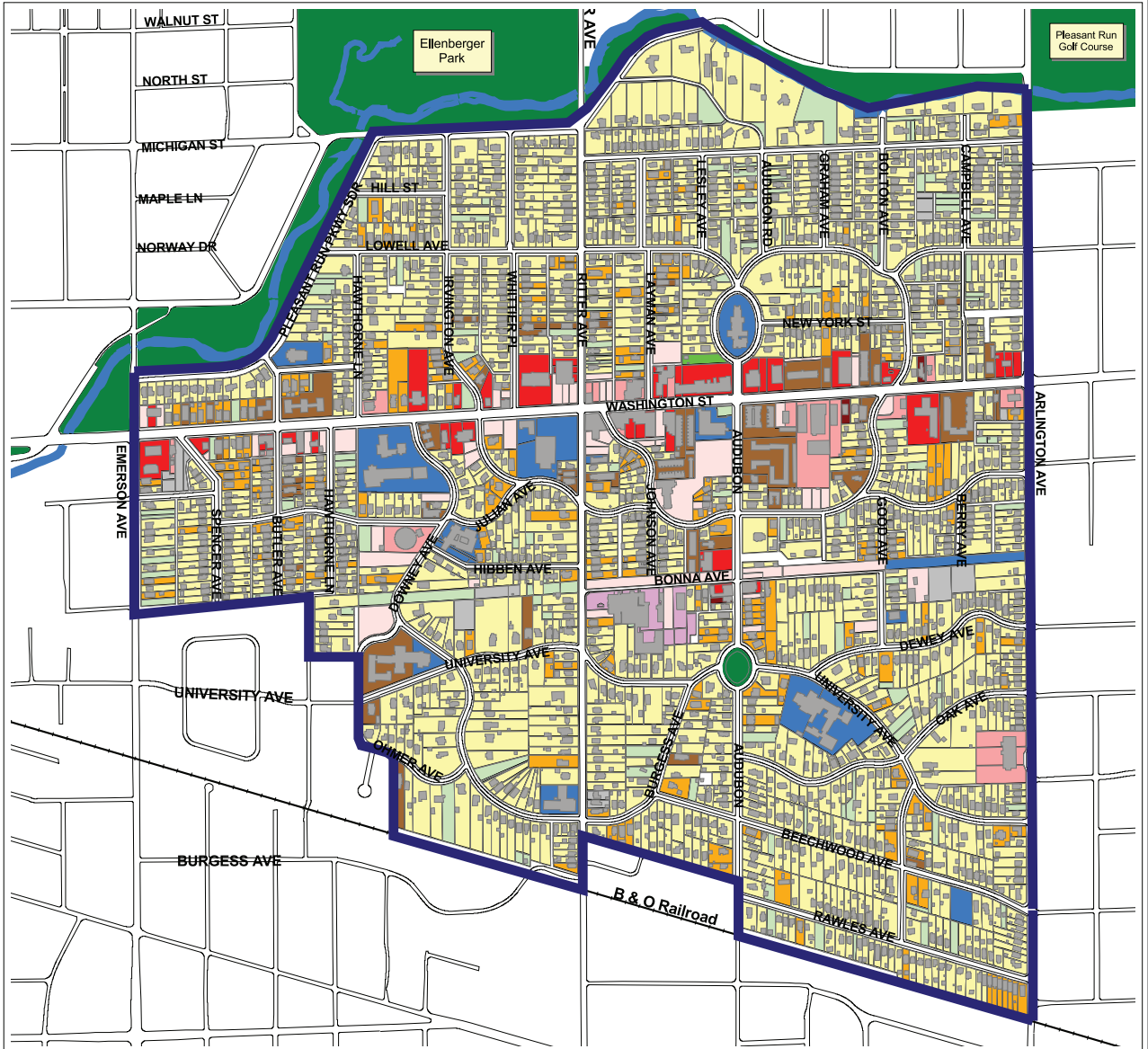
The predominate land use in the Irvington Historic Area is single-, two-, and multi-family housing. However, a number of non-residential and special land uses are scattered throughout the area. These uses include office and retail businesses, educational and religious institutions, light industry, a theater, and some mixed-use structures. Some of these land uses are long-standing and compatible with the Irvington neighborhood. Others are recognized as intrusions into the neighborhood and disrupt its general character. While there are no intrusions in the northern half of Irvington, there are several intrusions south of Washington Street, including the large industrial complex at the intersection of Bonna and South Ritter Avenues and the nursing home at the intersection of South Ritter and Downey Avenues. Although these land uses interrupt the general character of the area, most are currently operated in a manner that does not unduly disrupt the day-to-day life of the district's residents. However, these incursions are not in the long-term interest of the neighborhood and this plan seeks the future redevelopment of these sites for residential uses. There is one park, Irving Circle, located at the intersection of South Audubon Road and University Avenue.

The structures along Washington Street serve a variety of uses, including retail and personal service, office, residential, and other public and semi-public uses. Surface parking lots can also be found fronting the street.

A handful of buildable vacant lots are scattered throughout the historic area and comprise less than 1% of the land use. Several surface parking lots exist throughout the historic area and also present development opportunities. Approximately 50 parcels, or 2.7% of the total historic area, are dedicated for parking uses.

Existing Land Use Map

Irvington Historic Area



- Proposed IHPC Boundaries
- Historic Area Buildings
- Historic Area Parcels
- Streams
- Parks
- Irvington Land Uses.shp
 - Single Family Residential
 - Duplex Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial Office
 - Commercial Retail
 - Light Industrial
 - Heavy Industrial
 - Special Use
 - Mixed Use
 - Parking Lot
 - Parking Garage
 - Park
 - Railroad
 - Vacant Lot
 - Sideyard

300 0 300 600 Feet

July 18, 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

This map does not represent a legal document, it is intended to serve as an aid in graphic representation only. Information shown on this map is not warranted for accuracy or merchantability.



EXISTING ZONING

The Irvington Historic Area contains the following zoning districts:

C-1	Office-Buffer Commercial District
C-2	High-Intensity Office-Apartment Commercial District
C-3	Neighborhood Commercial District
C-4	Community-Regional Commercial District
CS	Special Commercial District
D-4	Dwelling District Four
D-5	Dwelling District Five
D-6	Dwelling District Six
D-P	Planned Unit Development District
PK-1	Park District One
SU-1	Special Use Religious
SU-9	Special Use Government
SU-37	Special Use Library

For complete information about permitted uses and development standards, consult the Marion County Zoning Ordinance. Copies of the zoning ordinance may be obtained from the following:

- Office of Current Planning, 1821 City-County Building, 200 E. Washington St., Indianapolis.
- Via the internet at <http://www.indygov.org/eGov/City/DMD/Planning/Zoning/municode.htm>.

C-1 – The C-1 Office-Buffer Commercial zoning classification is applied to approximately 17 parcels in the historic area, which are located along South Audubon Road and Bonna Avenue. This classification includes most types of office uses.

C-2 – Three parcels in the historic area having one building spanning them are zoned C-2 High-Intensity Office-Apartment Complex. This classification is usually a high-rise with residential units and/or offices.

C-3 – The C-3 Neighborhood Commercial District zoning classification is applied to approximately 39 parcels located along Washington Street and Bonna Avenue. This classification is characterized by indoor retail sales for a neighborhood and includes convenience stores, restaurants, general retail shops, and personal service businesses.

C-4 – Approximately 100 Parcels zoned C-4 Community-Regional Commercial are found along Washington Street within the Historic District. This classification is characterized by major retail business groupings and regional shopping centers.

CS – Portions of nine parcels are zoned CS, which is a special commercial zoning

classification that permits a unique combination of land uses, including commercial and non-commercial, within a planned development. This classification is currently applied to an area southeast of the intersection of Bonna and Ritter Avenues.

D-4 – Approximately 18 parcels zoned D-4 are found along Audubon Road, north of parcels fronting Michigan Street. This classification has a typical density of 2.6 residential units per acre and originally-constructed two-family dwellings are permitted on corner lots only.

D-5 – D-5 zoning, which legally permits single and originally-constructed two-family dwellings, is the predominate zoning classification of the residential areas of Irvington located north and south of Washington Street. A density of 4.5 residential units per acre is typical. Approximately 1,614 parcels have this zoning.

D-6 – Approximately 36 parcels located along Audubon Road are zoned D-6, which permits attached multi-family dwellings having a typical density of six to nine residential units per acre.

D-P – Three parcels at 5350 University Avenue and 222 S. Downey Avenue are zoned D-P, which is predominately a residential classification, supporting assisted living and apartments for the elderly. The D-P district requires Metropolitan Development Commission approval of all uses, site, and development plans.

PK-1 – One parcel, containing Irving Circle, is zoned PK-1, which permits a variety of sizes and ranges of parkland and facilities.

SU-1 – Portions of approximately thirteen parcels are zoned SU-1, which permits religious uses.

SU-9 – The SU-9 Special Use Government classification is applied to two parcels.

SU-37 – The SU-37 Special Use Library classification is applied to four parcels upon which the Irvington Branch of the Indianapolis-Marion County Public Library is built.

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EXISTING EXTERIOR BUILDING CONDITIONS

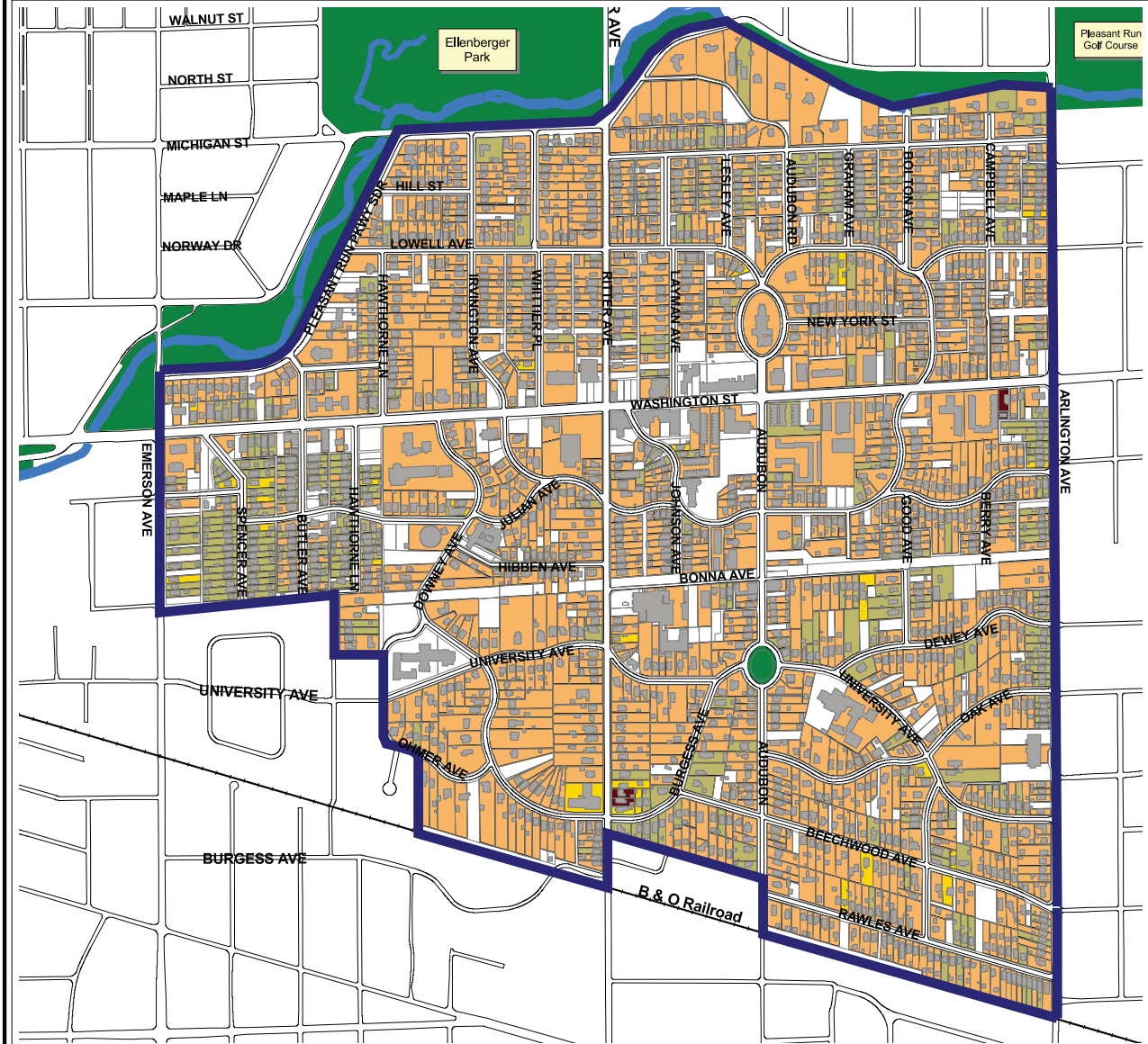
In October-December of 2003, a survey of exterior building conditions in the greater Irvington neighborhood was conducted as part of the Indianapolis Department of Metropolitan Development's Irvington Neighborhood Plan. Based on that visual analysis, each primary structure was given a rating that has been adapted to fit one of the following categories:

CATEGORY	DEFINITION
Sound Condition	Historic structures or new infill construction that generally appear well maintained and in good condition for their use.
Minor Deterioration	Historic structures or new infill construction that appear in adequate condition for their use, or could be made so with minor maintenance or repairs.
Major Deterioration	Historic structures or new infill construction that exhibit an overall lack of maintenance resulting in deterioration that, if left untreated, could affect the structural integrity of the buildings.
Severe Deterioration	Historic structures or new infill construction that exhibit serious neglect and/or significant lack of maintenance requiring substantial structural repair and/or replacement.

The majority of buildings in the Irvington Historic Area are in sound condition. The table below and the map on the following page provide a numeric and geographic inventory of buildings according to their exterior conditions.

RATING	NUMBER OF BUILDINGS (may not include outbuildings)	PERCENT OF BUILDINGS (rounded to nearest percent)
Sound Condition	1243	80%
Minor Deterioration	285	18%
Major Deterioration	25	2%
Severe Deterioration	4	0%
TOTAL	1557	100%

Existing Exterior Building Conditions Irvington Historic Area



- Proposed IHPC Boundaries
- Historic Area Buildings
- Historic Area Parcels
- District building conditions.shp
- A- Sound Condition
- B- Minor Deterioration
- C- Major Deterioration
- D- Severe Deterioration
- Streams
- Parks

July 19, 2006

Produced By: The Indianapolis
Historic Preservation Commission

Data Source: The City of Indianapolis
Geographic Information Systems

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EXISTING HISTORIC INFRASTRUCTURE

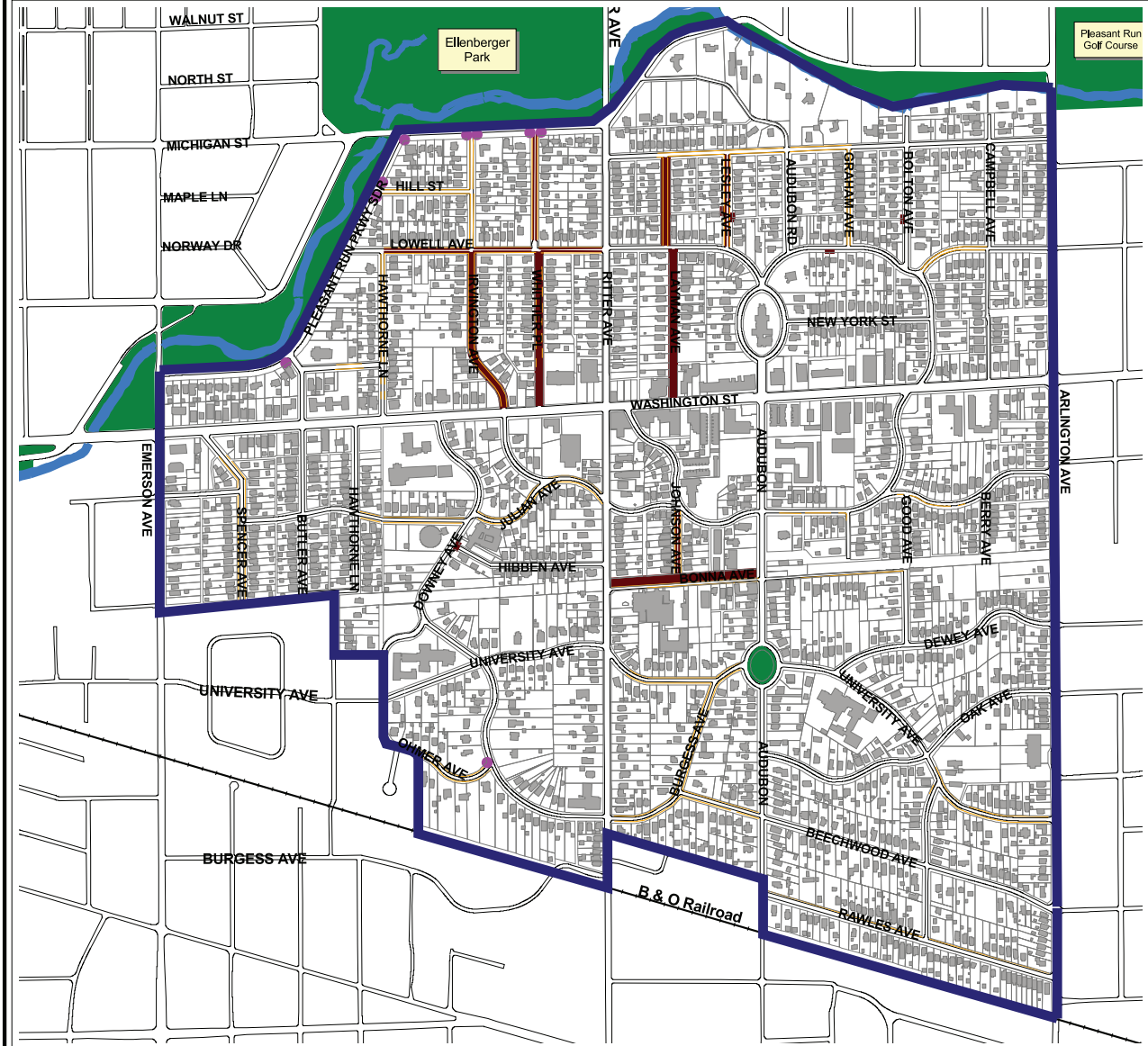
The street layout of the Irvington Historic Area is one of its most identifiable characteristics, having long, winding, and wooded avenues that follow the natural topography and incorporate two oval spaces. This type of Romantic landscape planning gained interest in the mid-1800s and remained popular throughout the remainder of the century. Irvington's curved streets overlay the loose grid pattern of Washington Street and Emerson, Ritter, and Arlington Avenues, providing definite north-south and east-west lines. The exception to its curvy streets occurs in the northern part of the district, which was a later addition to the original plat. A review of historic Sanborn Fire Insurance maps indicates that the historic street pattern remains largely intact, although portions of Bonna Avenue have been vacated.

Nearly all of Irvington's streets were originally paved with brick. Today, Irvington retains a greater concentration of its original brick streets than any other Indianapolis neighborhood. Portions of Whittier Place and Layman, Irvington, and Bonna Avenues retain historic brick, along with other smaller patches throughout the district. Another part of Irvington's significant historic infrastructure includes the brick gutters and limestone or granite curbs that exist on residential streets throughout the historic area. A handful of historic ceramic street name tiles exist on Pleasant Run Parkway and at the intersection Downey and Ohmer Avenues; presumably, there were many more located throughout the area at one time.

In February of 2005, a drive-by survey of the historic infrastructure in the area was performed by IHPC staff. The map on the following page provides a geographic catalog of the remaining elements of historic infrastructure.

Historic Infrastructure Map

Irvington Historic Area



- Proposed IHPC Boundaries
- Historic Area Buildings
- Historic Area Parcels
- Ceramic Street Name Tiles
- Stone Curbs
- Brick Gutters
- Brick Streets
- Streams
- Parks

August 2005

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Historic Preservation Commission

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Geographic Information Systems

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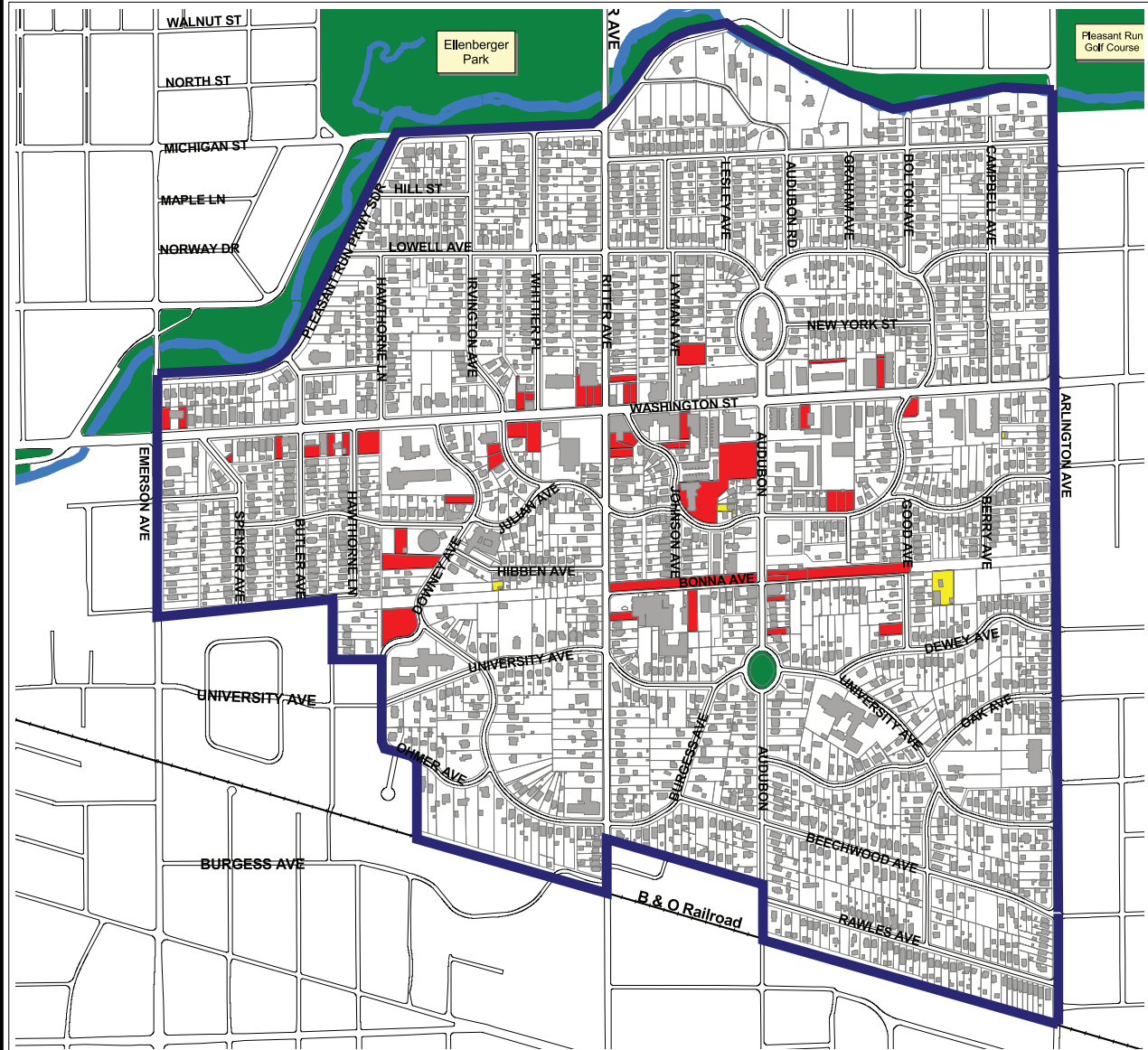










EXISTING PARKING CONDITIONS

The result of a February 2005 field survey performed by staff indicates that approximately 2.9% of the Irvington Historic Area is dedicated to parking with a total number of 50 off-street surface parking lots and four parking garages. Most of the parking lots are located along Washington Street and Bonna Avenue, with the largest lots serving the Irvington Branch of the Indianapolis-Marion County Public Library, the Irvington Presbyterian Church, the Irvington Shops LLC, the Irvington United Methodist Church, and the nursing home at 344 South Ritter Avenue. Although all of these parking lots present “holes” in the built environment, several serve private residential and retail establishments. On-street public parking is also available throughout the historic area.

Existing Parking

Irvington Historic Area



-  Proposed IHPC Boundaries
-  Historic Area Buildings
-  Historic Area Parcels
-  Parking.shp
-  Parking Lot
-  Parking Garage
-  Streams
-  Parks

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August 18, 2006

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Data Source: The City of Indianapolis
Geographic Information Systems



EXISTING HISTORIC SIGNS







Because the Irvington Historic Area is predominantly residential, there are a limited number of historic signs. Existing historic signs are primarily concentrated among the commercial structures along Washington Street. There are, however, some cases of signage inscribed or architecturally integrated into the façades of buildings in areas other than along Washington Street.





By this plan, a sign is considered historic if it is at least fifty years old and retains significant original integrity to provide a record of the building's original use and/or the area's history.

IHPC staff conducted a survey of historic signs in the Irvington Historic Area in August 2006. The table, photos, and map below and on the following pages provide an inventory of the sign locations, type, and content.

MAP KEY	PROPERTY ADDRESS	SIGN LOCATION	SIGN TYPE	SIGN CONTENT
A	5128 E. Washington St.	South elevation	Integrated into building's façade	"Victoria"
B	5140 E. Washington St.	South elevation	Integrated into building's façade	"Muriel"
C	5416 E. Washington St.	South elevation	Integrated into building's façade	"The Irvington Bank"
D	5501 E. Washington St.	North elevation	Integrated into building's façade	"1913"
E	5503 E. Washington St.	North elevation	Blade	"Irving"
F	5515 E. Washington St.	North elevation	Integrated into building's façade	"Irvington-Lodge No 666 F. and A.M."
G	5502 E. Washington St.	South elevation	Integrated into building's façade	"McClain 1947"
H	5914 E. Washington St.	South elevation	Integrated into building's façade	"5914 Jeffers"
I	5627 Julian Ave.	North elevation	Integrated into building's façade	"Marilyn"
J	5350 University Ave.	East elevation	Integrated into building's façade	"Bona Thompson Memorial"

IRVINGTON HISTORIC AREA PLAN: EXISTING CONDITIONS

MAP KEY	SIGN	MAP KEY	SIGN
A		D	
B		E	
C		F	

MAP KEY	SIGN	MAP KEY	SIGN
G	 A photograph of a stone sign mounted above a window. The sign is rectangular and features the name "McLAIN" in large, serif capital letters, followed by the year "1947" in a smaller font. The sign is set against a light-colored stone background. A red timestamp "AUG 10 2006" is visible in the bottom right corner of the photo.	I	 A photograph of a stone sign mounted above a doorway. The sign is rectangular and features the name "MARILYN" in large, serif capital letters, followed by the address number "5627" in a smaller font. The sign is set against a light-colored stone background. A red car is parked in front of the doorway. A red timestamp "AUG 10 2006" is visible in the bottom right corner of the photo.
H	 A photograph of a stone sign mounted above a doorway. The sign is rectangular and features the name "JEFFERS" in large, serif capital letters, followed by the address number "5914" in a smaller font. The sign is set against a light-colored stone background. An American flag is visible to the right of the doorway. A red timestamp "AUG 16 2006" is visible in the bottom right corner of the photo.	J	 A photograph of a stone sign mounted above a doorway. The sign is rectangular and features the name "BONA THOMPSON MEMORIAL" in large, serif capital letters. The sign is set against a light-colored stone background. A red timestamp "AUG 16 2006" is visible in the bottom right corner of the photo.

IRVINGTON HISTORIC AREA PLAN: EXISTING CONDITIONS



An early photograph of the Irvington State Bank, 5501 E. Washington St, date unknown. *Collection of Irvington Historical Society.*



A current photograph shows how the building has been altered over the years. Photo, 2006. *Collection of the Indianapolis Historic Preservation Commission.*